

**ZONING SUMMARY TABLE**  
GENERAL INDUSTRY (G1)

ITEM	REQUIRED	EXISTING
MINIMUM FRONTAGE	25 FT	1,247± FT
FRONT YARD SETBACK (FT)	N/A	0.8± FT
SIDE YARD SETBACK (FT)	N/A	230.1± FT
REAR YARD SETBACK (FT)	N/A	26.7± FT
FLOOR AREA RATIO (MAX.)	2	0.36

NOTES:  
1. FLOOR AREA RATIO CALCULATION:  
(BUILDING AREA/LOT AREA) = (167,451 SF/455,435 SF) = 0.36

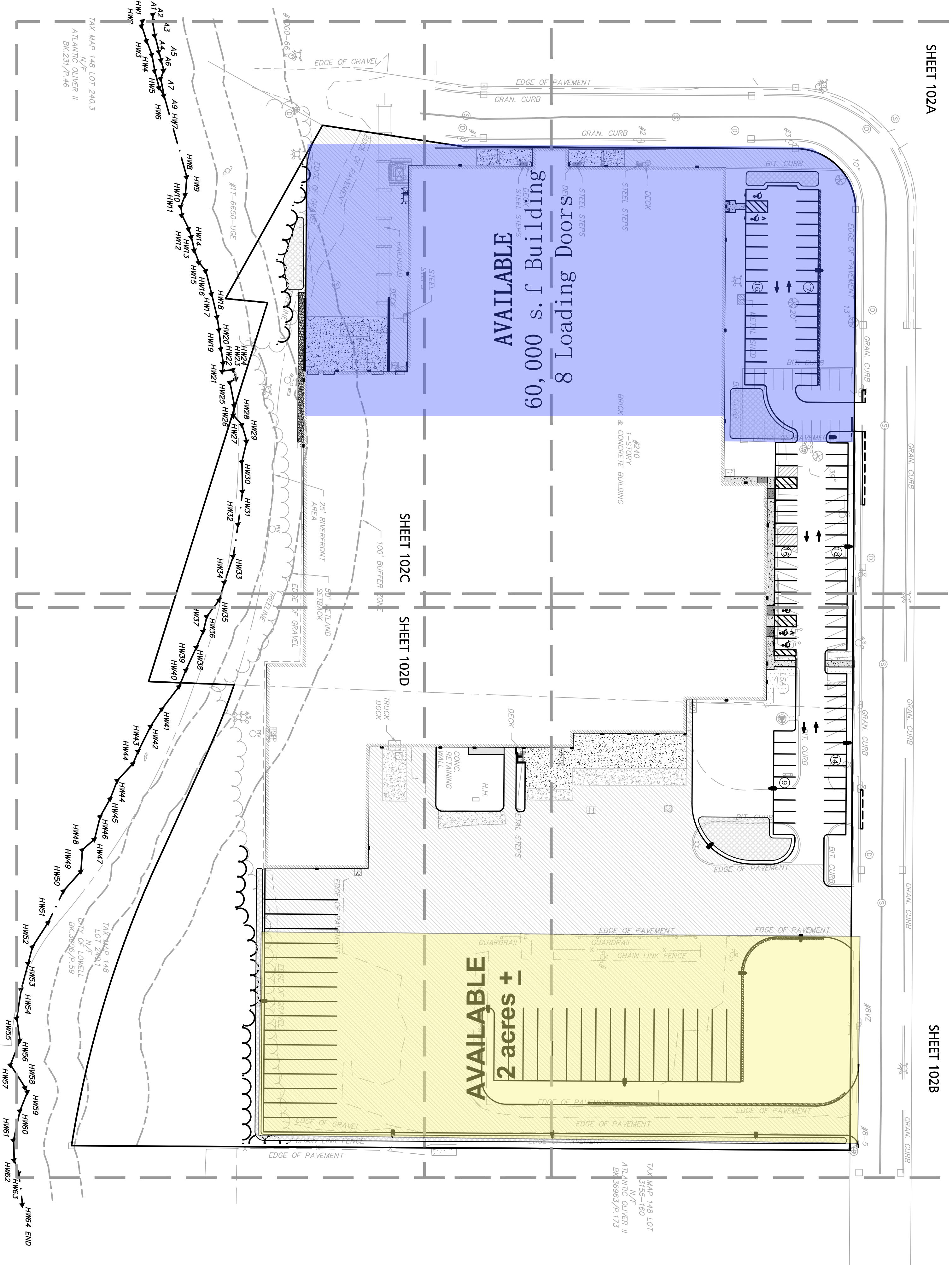
**PARKING SUMMARY TABLE**

SECTION	EXISTING PARKING	REQUIRED PARKING	PROPOSED PARKING
LOWELL, MA ZONING BOOK - ARTICLE VI: GENERAL REGULATIONS			
SECTION 6.1: OFF-STREET PARKING			
INDUSTRIAL USE: 167,451± SF			
1 SPACE PER 1,600 SF → (167,451 SF/1,600 SF) = 104.65 SPACES	50	105	90
TOTAL VEHICLE PARKING PROVIDED:			90
TOTAL TRAILER PARKING PROVIDED:			33

NOTES:  
1. PARKING IS TO BE SETBACK A MINIMUM OF 5 FEET FROM LOT LINES & BUILDING.  
2. PARKING STALLS ARE TO BE 9.5'x18'.  
3. DRIVE AISLES FOR 90° PARKING ARE TO BE 24' IN WIDTH.  
ADA SPACES REQUIRED:  
(NOT 150) TOTAL PARKING SPACES PROVIDED. 5 SHALL BE THE MINIMUM ADA PARKING PROVIDED, (1 SPACES BEING VAN ACCESSIBLE).  
PROVIDED: 5 SPACES, 2 BEING VAN ACCESSIBLE.

**INDUSTRIAL AVE E.**  
(PRIVATE - 50' WIDE)

**INDUSTRIAL AVE E.**  
(PRIVATE - 50' WIDE)



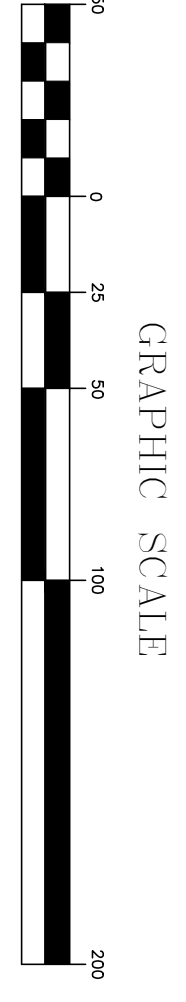
**DIG SAFE**  
BEFORE YOU DIG  
CALL 811 OR  
1-888-DIG-SAFE  
1-888-344-7233

**LEGEND**

- PROPERTY LINE
- SIGN
- BOLLARD
- BUILDING
- BUILDING ARCHITECTURE
- PAVEMENT EDGE
- CURB
- RETAINING WALL
- PARKING STRIPING
- TRAFFIC ARROWS
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK
- BRUMINOUS WALKWAY
- ADA ACCESSIBLE RAMP
- SNOW STORAGE
- HEAVY DUTY PAVEMENT
- SETBACK LINE
- SAW-CUT LINE
- PARKING COUNT
- DECORATIVE FENCE
- TREE LINE
- EDGE OF PAVEMENT
- MONOLITHIC CONCRETE CURB
- VERTICAL GRANITE CURB
- E.O.P.
- MCC
- VCC

**NOTES:**

- EXISTING CONDITIONS WERE COMPILED FROM AN ON SITE SURVEY CONDUCTED IN FEBRUARY OF 2024. ALL AVAILABLE RECORD PLANS OBTAINED FROM THE CITY OF LOWELL AND OTHER SOURCES.
- ALL CURB RADIUS SHALL BE 3' UNLESS OTHERWISE NOTED.
- PARKING DIMENSIONS ARE TAKEN FROM THE FACE OF CURB UNLESS OTHERWISE NOTED.
- CONSTRUCTION DURING WET WEATHER OR WINTER CONDITIONS IS TO BE ANTICIPATED AND PROVISIONS TO ADEQUATELY ADDRESS THESE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS INCLUDING THE CITY OF LOWELL, MADOT, MADEP, WOTOD, AND ASHSTO.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS OR CONDITIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR. ALL SITE ITEMS SHALL BE LAID OUT AND AS BUILT BY A LICENSED LAND SURVEYOR.
- THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIGSAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL ALSO CONTACT THE CITY OF METHUEN, MA DEPARTMENT OF PUBLIC WORKS AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF LOCAL UTILITIES.
- THE INFORMATION SHOWN ON THIS PLAN IS THE SOLE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. ANY ALTERATION, MISUSE, OR RECALCULATION OF INFORMATION OR DATA WITHOUT THE EXPRESSED WRITTEN CONSENT OF ALLEN & MAJOR ASSOCIATES, INC. IS STRICTLY PROHIBITED.



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FAX: (781) 953-8986

**PROJECT:** 240 INDUSTRIAL AVENUE EAST  
LOWELL, MA

**APPLICANT/OWNER:** ATLANTIC OLIVER II  
240 INDUSTRIAL AVE, LLC  
125 HIGH STREET, SUITE 220  
BOSTON, MA 02110

**PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.**

REV	DATE	DESCRIPTION
1	05-02-2024	ADDRESS PLANNING COMMENTS
2	06-25-2024	ISSUED FOR CONSTRUCTION

**DESIGNED BY:** JRG **CHECKED BY:** BDI

**PROJECT NO.:** 324802 **DATE:** 03-19-2024  
**SCALE:** 1" = 50' **DWG. NAME:** C3243-02

**DRAWING TITLE:** OVERALL SITE PLAN

**SHEET NO.:** C-102

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POINTKNOWN

455 HIGHLAND AVE  
LOWELL, MA 01854  
TEL: 978.452.4400  
WWW.POINTKNOWN.COM

OWNER

DATE: 10/1/11

# 240 Industrial Ave E Lowell, MA

Stamp

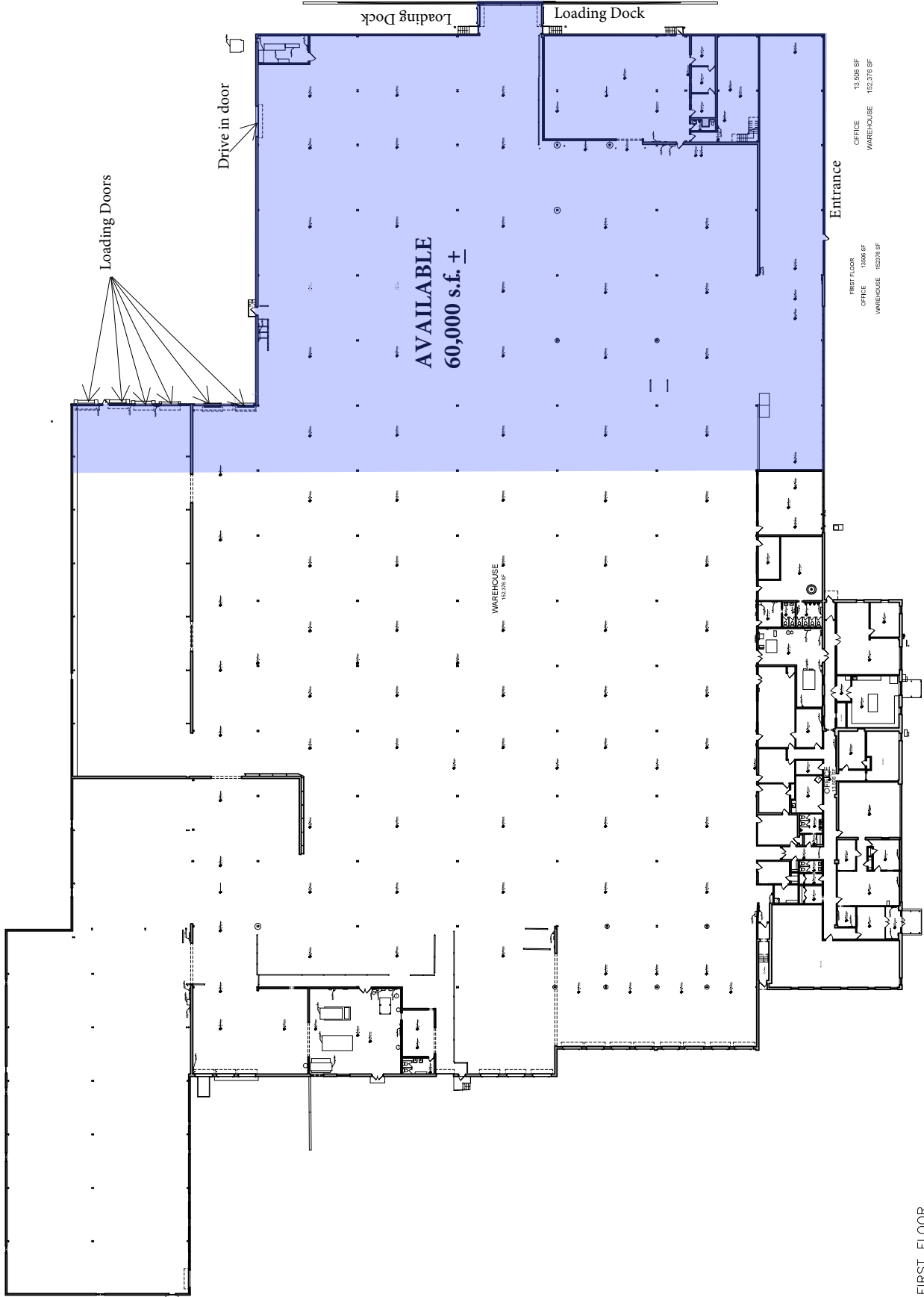
NOT FOR  
CONSTRUCTION

Key Plan

Drawing Title  
FIRST FLOOR

Rev. Number	DATE
Drawn By	NAME
Checked	NAME
Scale	DATE
Sheet No.	DRAWING NO.

## XC1.0



FIRST FLOOR  
OFFICE 13,508 SF  
WAREHOUSE 152,376 SF

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WAREHOUSE 152,376 SF

WAREHOUSE  
152,376 SF

FIRST FLOOR  
240 Industrial Ave E